



## 1,609sqm Warehouse and Office

7/83 Burnside Road Stapylton QLD 4207

### For Lease

- For Lease | 1,609sqm total building area
- Incl. 1,315.8sqm warehouse
- Incl. 105.2sqm ground floor office with kitchenette, toilets and shower
- Incl. 188sqm first floor office with lunchroom and toilets
- 7.5m minimum internal clearance
- Access to warehouse via two 6m wide x 6m high roller doors
- Internal height of 7.5m, rising to 8.4m underbeam
- Fully fenced and gated concrete yard
- 19 onsite car parks including 4 covered
- Contact Exclusive Agent Corwells to inspect

Stapylton is located midway between Brisbane and the Gold Coast and has direct access to the M1/Pacific Highway via Exit 38. Stapylton forms part of the Yatala Enterprise Area (YEA), which is the largest zoned industrial land area in the Gold Coast and is the city's leading industrial precinct.

**PRICE GUIDE:** Contact Exclusive Agents

Property ID:	1P7796
Suburb:	Stapylton
Property Type:	Industrial
Building Size:	1609 sqm
Car Space:	19



**Paul Bates**

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